

**D**avis  
**L**und

Hornblower Close  
Ripon  
North Yorkshire  
HG4 2TR  
Guide Price £285,000





## **Accommodation**

A spacious four bedroom modern home, offering a lovely cul-de-sac setting and revealing flexible accommodation, arranged over three floors and ideal for family life.

The house has undergone a skilful loft conversion, which has completely transformed the property. The accommodation feels light and airy, being neutrally decorated and well presented throughout.

On the ground floor the main entrance door leads to the entrance hall, with a cloakroom/WC and access to the living room. The living room has a staircase rising to the first floor and access to the modern kitchen/diner, with a stylish recently refitted kitchen and double doors to the rear garden. To the first floor there is a landing with storage and further staircase rising to the top floor, large main bedroom and a further single room or study, plus the fully tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. To the top floor there is a small landing and two further double bedrooms, flooded with light through skylights, whilst eaves storage is also available. The property is double glazed, whilst gas central heating is also in place.

Externally there is a driveway to the front of the house, providing parking and giving access through an electric door, to the single garage. The front garden has been gravelled, providing further parking for up to four vehicles and also being easy to maintain. The rear garden is a good size and fully enclosed, being ideal for purchasers with children and pets. The garden is part laid to lawn, whilst there are seating options with a decked area and patio, which also offers a glazed gazebo. A barbeque area is another great feature, whilst a shed offers further storage and there is a door to the rear of the garage.

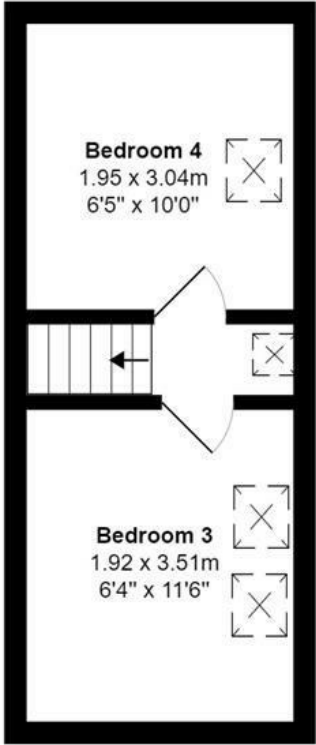
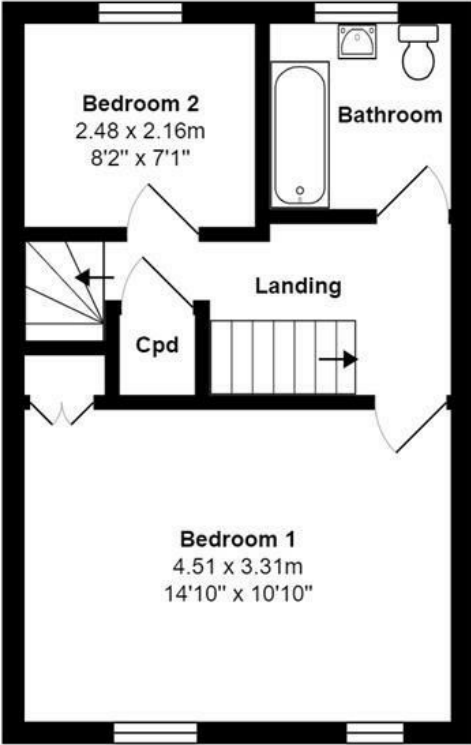
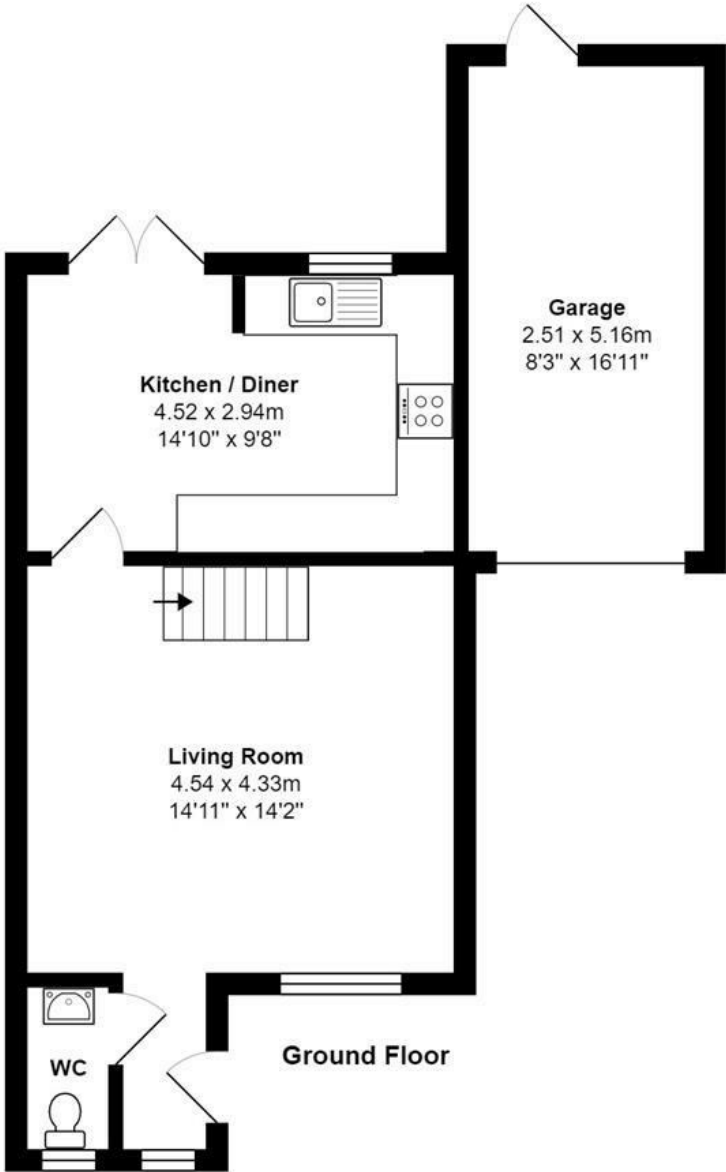
The house is ideally placed for Ripon's highly regarded secondary schools, with both the Ripon Grammar School and Outwood Academy only a short walk away.

Offering generous proportions and being sold with no onward chain, this lovely home is sure to appeal to a range of potential buyers and a viewing is required to appreciate the value for money on offer, in comparison to new builds currently available locally.



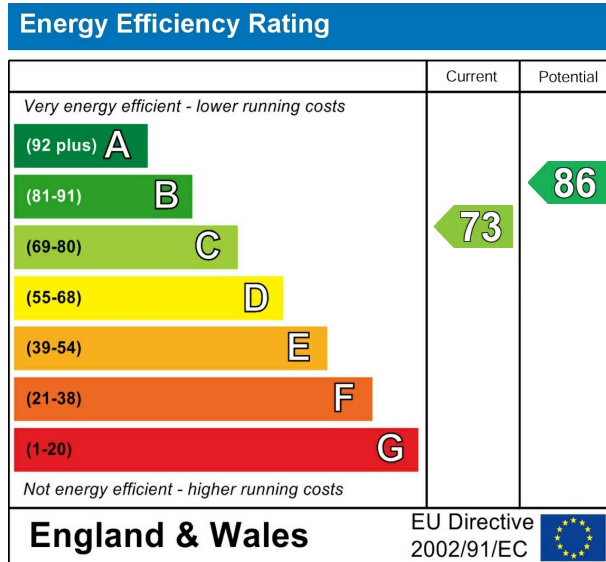


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

